



2009 00020184

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Recorded: 08/14/2009 01:09 PM

Affected Premises:
81 McClellan Street, Amherst, MA, 01002

KNOW ALL BY THESE PRESENTS

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/14/2009 01:09 PM
ctrl# 022536 27560 Doc# 00020184
Fee: \$1,938.00 Cons: \$425,000.00

That I, **GERALD G. GUIDERA, JR.**, of 81 McClellan Street, Amherst, MA 01002,
for consideration paid, and in full consideration of

Four Hundred Twenty Five Thousand and 00/100 (\$425,000.00) DOLLARS

grant to:

DIANA C. SCRIVER and THOMAS M. SCRIVER, wife and husband, as tenants by
the entirety of 28 Amity Place, Amherst, Amherst, MA 01002

with QUITCLAIM COVENANTS

The land together with the buildings thereon, in Amherst, Hampshire County,
Commonwealth of Massachusetts, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

Witness my hand and seal, this 14th day of August, 2009

Witness John F. Edwards

Gerald G. Guidera, Jr.

COMMONWEALTH OF MASSACHUSETTS

Hampshire, SS:

On this 14th day of August 2009, before me, the undersigned notary public, personally
appeared Gerald G. Guidera, Jr., proved to me through satisfactory evidence of
identification, which was MA Drivers License, to be the person whose name is signed on
the preceding or attached document, and acknowledged to me that he signed it voluntarily
for its stated purpose.

John F. Edwards, Notary Public

My commission expires: 9/24/2015

EXHIBIT A

A certain tract or parcel of land, with the buildings thereon, situate on the north side of McClellan Street in Amherst, Hampshire County, Massachusetts, said tract being bounded and described as follows, to wit:

Beginning at an iron pin set in the ground at the southeast corner of the granted tract, it being the southwesterly corner of land now or formerly of Ruth T. Jenkins, (formerly Nora P. Marse); thence on said McClellan Street N. $89^{\circ} 15' W.$ fifty-eight (58) feet to an iron pin; thence N. $1^{\circ} E.$ on land now or formerly of Elefterios Mitchell, formerly Maria Dickinson, one hundred thirty- eight and five-tenths (138.5) feet to an iron pin at land now or formerly of Ephraim Y. Cosby; thence N. $82^{\circ} E.$ fifty-eight (58) feet on said Cosby land to a stone post; thence on land of said Cosby and land of said Jenkins, S. $0^{\circ} 45' W.$ one hundred forty-seven and five-tenths (147.5) feet to the place of beginning; containing thirty and one-half square rods, more or less. Subject to any and all rights of Thomas McLaughlin as to the maintenance of drainage, as reserved in deed from Ellen Kelly to William O. Martin, dated June 1, 1909, recorded with Hampshire County Registry of Deeds, Book 643, Page 331, to which deed reference is hereby made.

Being the same premises conveyed to the grantor herein, by deed of Eugenie L. Stacey, dated August 6, 2003 and recorded in the Franklin County Registry of Deeds in **Book 7373, Page 162.**

Property Address: 81 McClellan Street, Amherst, MA 01002

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE